

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- July 19, 2019**  
**121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

Approval of the minutes from the June 21, 2019 regular meeting of the Board.

Approval of the agenda for the July 19, 2019 regular meeting of the Board.

**9:00 A.M.**

<b>337-19-Z</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: RS-3</b> George Gonzalez Same as applicant 2116 W. Shakespeare Avenue / 2117 W. Webster Avenue Application for a variation to reduce the front setback on Shakespeare Avenue from the required 20' to .5', west setback from 2' to zero (east to be 3') combined side setback from 4.8' to 3', the required midway of unobstructed 21.04' wide open space between streets from 76.3' to 48.29' for a proposed two-story, single family residence with an detached two-car garage on a through lot.	<b>WARD: 32</b>
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- **Approved**

<b>338-19-Z</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: RT-3.5</b> Anthony and Lisa Zitella Same as applicant 3758 N. Wayne Avenue Application for a variation to reduce the north setback from the required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 33.81' to 1.56' and the required rear setback from the property to the garage from 2' to 1.56' for a proposed raised patio with side walls that exceed 6' in height, garage roof deck with pergola and screen walls, fire place attached to the garage with a chimney that exceeds 15' in height which will serve the existing single family residence.	<b>WARD: 44</b>
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- **Approved**

<b>339-19-Z</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: RM-4.5</b> Sonny Montijo Same as applicant 3219 W. McLean Avenue Application for a variation to reduce the west setback from the required 2' to 1' (east to be 3.58') combined side setback from 5' to 4.58' for a proposed fourth floor addition to the existing three-story building to be converted with partial enclosure over the existing rear open porch and will convert from two dwelling units to three dwelling units.	<b>WARD: 26</b>
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- **Continued to August 16, 2019 at 2:00 p.m.**

**WARD: 18**

Perla Yasuda

Same as applicant

4612 W. 82nd Street

Application for a variation to reduce the front yard setback from the required 29.58' to zero, east setback from 7.26' to zero (west to be 3'), combined side setback from 21.79' to 3', the setback from the front property line for parking to prevent obstruction of the side walk from 20' to 8' to allow one unenclosed parking stall to be located on the existing drive way and the conversion of the existing garage into habitable area in the existing single family residence.

- **Approved**

**341-19-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES ADDRESS:**  
**SUBJECT:**

**ZONING DISTRICT: B3-2**

**WARD: 40**

Johnnie Blue, Inc.

Faizullah Khan

2619 W. Lawrence Avenue

Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge in an existing restaurant which is within 125' of a residential zoning district.

- Continued to October 18, 2019 at 2:00 p.m.

**342-19-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES ADDRESS:**  
**SUBJECT:**

**ZONING DISTRICT: RS-3**

**WARD: 32**

Jessica and Benjamin Ilhardt

Same as applicant

1841 N. Leavitt Street

Application for a variation to increase the existing floor area not to exceed 15% of the 2,295 square feet to 2,534 square feet for a proposed 239 square foot addition to the basement and second story of the existing two-story, three unit building to be converted to a single family residence.

- **Approved**

**343-19-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES ADDRESS:**  
**SUBJECT:**

**ZONING DISTRICT: C1-2**

**WARD: 30**

Wilmot Construction Inc.

Same as applicant

3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue

Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 905.58 square feet for a proposed four-story, mixed use building with an attached thirty-two car garage.

- Continued to August 16, 2019 at 2:00 p.m.

- Continued to August 16, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

- **Approved**

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- **Approved**

- **Approved**

- **Approved**

**355-19-S**                      **ZONING DISTRICT: B3-3**                      **WARD: 49**

**APPLICANT:** Howard Street Brewing, LLC

**OWNER:** CIG Howard Commercial, LLC

**PREMISES AFFECTED:** 1617 W. Howard Street

**SUBJECT:** Application for a special use to establish a tavern.

- **Approved**

<b>356-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Rober Linn	
<b>OWNER:</b>	Leeward, LLC-Series 1759	
<b>PREMISES AFFECTED:</b>	2457 N. Artesian Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required 2' to zero (south side setback to be 3'), combined side setback from 5' to 3' for a proposed two-story, single family residence.	

- Continued to August 16, 2019 at 2:00 p.m.

**357-19-S**                      **ZONING DISTRICT:** B1-1                      **WARD:** 13  
**APPLICANT:** Matthew Taylor  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4459 W. 55th Street  
**SUBJECT:** Application for a special use to expand an existing residential use with a proposed addition on the existing one-story detached house.

- **Approved**

<b>358-19-Z</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 13</b>
<b>APPLICANT:</b>	Matthew Taylor	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4459 W. 55th Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 0.54' for a proposed second floor addition to the existing one-story detached house.	

- **Approved**

**359-19-Z**

**ZONING DISTRICT:** RT-4      **WARD:** 32

**APPLICANT:** Chi Partners, LLC 2711 Washtenaw Series

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2711 N. Washtenaw Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.

- Continued to August 16, 2019 at 2:00 p.m.

- Continued to August 16, 2019 at 2:00 p.m.

- Continued to August 16, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to August 16, 2019 at 2:00 p.m.

**370-19-S**                               **ZONING DISTRICT:** B3-2                               **WARD:** 1  
**APPLICANT:**                          FHY Wicker Park, LLC  
**OWNER:**                                 RSR Chicago, LLC  
**PREMISES AFFECTED:**      1425 N. Milwaukee Avenue  
**SUBJECT:**                             Application for a special use to establish a body art service to provide microblading / permanent makeup.

- Continued to August 16, 2019 at 2:00 p.m.

<b>372-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 35</b>
<b>APPLICANT:</b>	3833 Inc.	
<b>OWNER:</b>	Ene Ki Park	
<b>PREMISES AFFECTED:</b>	3833 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	
• <b>Approved</b>		

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- **Approved**

- **Approved**

**2:00 P.M.**

<b>376-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Kriser's Feeding Pets For Life, LLC	
<b>OWNER:</b>	MR 3629 Western Waveland, LLC	
<b>PREMISES AFFECTED:</b>	3649 N. Western Avenue	
<b>SUBJECT:</b>	Application for a special use to establish an animal shelter / boarding, animal training/ day care facility.	

- Continued to September 20, 2019 at 2:00 p.m.

**377-19-S**                      **ZONING DISTRICT:** B3-1                      **WARD:** 6  
**APPLICANT:** Hahn Tran  
**OWNER:** Jwalit Patel  
**PREMISES AFFECTED:** 25 E. 71st Street  
**SUBJECT:** Application for a special use to establish a nail salon.

- **Approved**

<b>378-19-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Alex Mercado	
<b>OWNER:</b>	Kris Doyva	
<b>PREMISES AFFECTED:</b>	1110 N. Ashland Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop.	

- **Approved**

<b>379-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	SN Studios	
<b>OWNER:</b>	Keit H. Lam	
<b>PREMISES AFFECTED:</b>	5109 N. Western Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a body art services (tattoo shop).	

- **Approved with conditions**

<b>380-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	1722 Hermitage, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1722 N. Hermitage Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 34.16' to 2', north setback from 2' to 1'*, south setback to remain at 2'*, combined side setback from 4.6' to 3'*, for a proposed two-story, single family residence with detached two-car garage with roof deck and access stairway*.	

- **Approved with conditions**

\*Amended at hearing

- **Withdrawn**

- Continued to August 16, 2019 at 2:00 p.m.

- Continued to September 20, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

<b>386-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Keeper Property Holdings, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1920 N. Kenmore Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 9.41' to zero, west setback from 11.38' to zero, north setback from 11.38' to zero, combined side setback from 28.44' to zero, rear setback from 28.14' to zero, roof top feature setback from 20' to 6.17' for a proposed two-story, single family residence with an attached three-car garage, rooftop penthouse roof decks and pergolas.	

- Continued to August 16, 2019 at 2:00 p.m.

<b>387-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Keeper Property Holdings, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1920 N. Kenmore Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 328.35 square feet to zero for a proposed two-story, single family residence with an attached three-car garage, rooftop penthouse roof decks and pergolas.	

- Continued to August 16, 2019 at 2:00 p.m.

<b>388-19-Z</b>	<b>ZONING DISTRICT: C2-3</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	East Bank Storage on 35th Street, Inc.	
<b>OWNER:</b>	South Branch, LLC	
<b>PREMISES AFFECTED:</b>	1200 W. 35th Street	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide an event space which is located within 125' of a residential district.	

- Continued to September 20, 2019 at 2:00 p.m.

<b>389-19-S</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 39</b>
<b>APPLICANT:</b>	Yeshiva Gedola of the Midwest	
<b>OWNER:</b>	Ket Stone, LLC	
<b>PREMISES AFFECTED:</b>	6045 N. Keystone Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a private boarding school that provides high school education and post high school preparatory rabbinical training with seven parking spaces.	

- **Approved**

- Continued to October 18, 2019 at 2:00 p.m.

- Continued to September 20, 2019 at 2:00 p.m.

- Continued to September 20, 2019 at 2:00 p.m.

- **Approved**

- Continued to August 16, 2019 at 2:00 p.m.

## CONTINUANCES

<b>61-19-Z</b>	<b>ZONING DISTRICT: RS-1</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Avi Ron	
<b>OWNER:</b>	Andrew Rubenstein	
<b>PREMISES AFFECTED:</b>	2939-47 W. Catalpa Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 22.88' to 20', east setback from 12.01' to 1.47', west setback from 12.01' to 6.41' combined side setback from 36.02' to 7.88' to divide an existing zoning lot into two zoning lots. The existing building at 2939 W. Catalpa shall remain. A single family residence is proposed for 2947 W. Catalpa.	

- **Dismissed without prejudice.**

**251-19-S**                      **ZONING DISTRICT:** DX-7                      **WARD:** 42  
**APPLICANT:** Kadampa Meditation Center New York  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 375 W. Erie Street, Unit C-101  
**SUBJECT:** Application for a special use to establish a religious assembly facility.

- Continued to September 20, 2019 at 2:00 p.m.

<b>267-19-Z</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	El Cantante Restaurant, LLC dba La Pulqueria	
<b>OWNER:</b>	Guillermina Carmona	
<b>PREMISES AFFECTED:</b>	2501 S. Western Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ, cover charge and rental within an existing restaurant which is located within 125' of a residential district.	

- **Approved**

<b>268-19-S</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Guillermina Carmona	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2342-46 W. 25th Street	
<b>SUBJECT:</b>	Application for a special use to establish an accessory off-site parking lot to serve an existing restaurant located at 2501 S. Western Avenue.	

- **Approved**



- **Approved**

- **Approved**

- **Withdrawn**

- **Withdrawn**

- **Approved**



<b>320-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Yo, Eleven, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	815 S. Carpenter Street	
<b>SUBJECT:</b>	Application for a variation to increase the existing floor area ratio from 5,052 square feet to 5,502 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.	

<b>321-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Yo, Eleven, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	815 S. Carpenter Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 8.67', north setback from 2' to zero* (south to be 3.08'), combined side setback to be 3.08'* for a proposed rear enclosed porch and three story staircase to the existing three-story, six dwelling unit building.	

<b>322-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Yo, Eleven, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	815 S. Carpenter Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 390 square feet to 179* square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.	

<b>323-19-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Michael Scoby	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1050 W. Kinzie Street	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for an existing four-story, six dwelling unit building to be converted to a seven dwelling unit building with one additional parking space for the new unit.	

\*Amended at hearing

**WARD: 1**

Tim Pomaville

Ambrosia Homes of Illinois, LLC Series 39

2438 N. Western Avenue

Application for a variation to reduce the rear setback from 30' to 2' for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three dwelling unit building.

- Adjournment.